033.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,600 / 671,600
					USE VALUE:	671,600 / 671,600
					ASSESSED:	671,600 / 671,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY WILLIAM D
Owner 2:	
Owner 3:	
Street 1:	41 SILK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY WILLIAM D/ELVIRA V -
Owner 2:	-
Street 1:	41 SILK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1959, having primarily Vinyl Exterior and 1966 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5082.000	304,800	400	366,400	671,600
Total Card	0.117	304,800	400	366,400	671,600
Total Parcel	0.117	304,800	400	366,400	671,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.61 /Parcel: 341.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

22790

GIS Ref

GIS Ref

Insp Date

11/06/18

!2718!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	304,800	400	5,082.	366,400	671,600		Year end	12/23/2021
2021	101	FV	295,700	400	5,082.	366,400	662,500		Year End Roll	12/10/2020
2020	101	FV	295,800	400	5,082.	366,400	662,600	662,600	Year End Roll	12/18/2019
2019	101	FV	225,300	500	5,082.	332,000	557,800	557,800	Year End Roll	1/3/2019
2018	101	FV	225,300	500	5,082.	314,900	540,700	540,700	Year End Roll	12/20/2017
2017	101	FV	225,300	500	5,082.	274,800	500,600	500,600	Year End Roll	1/3/2017
2016	101	FV	225,300	500	5,082.	234,700	460,500	460,500	Year End	1/4/2016
2015	101	FV	215,900	500	5,082.	217,500	433,900	433,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:55:20

LAST REV

Date	Time
04/02/19	14:34:09
apro	

USER DEFINED

Prior Id # 1:	22790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2718

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY WILLIAM	55089-70		8/2/2010	Convenience	1	No	No		
ROCHE ELIZABETH	39634-429		6/20/2003		435,000	No	No		
	9471-424		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
4/3/2009	Meas/Inspect	345	PATRIOT
3/31/2009	Measured	163	PATRIOT
10/2/2003	MLS	MM	Mary M
4/13/2000	Inspected	276	PATRIOT
2/17/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5082		Sq. Ft.	Site		0	64.	1.13	3									366,376						366,400	

Total AC/HA:	0.11667	Total SF/SM:	5082	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 366,376	Spl Credit	Total: 366,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99242455
Adj $ / SQ:	187.568
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414141
Depreciation:	109333
Depreciated Total:	304808

COMMENTS

SMALL WALK UP UAT VERY OLD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:		HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

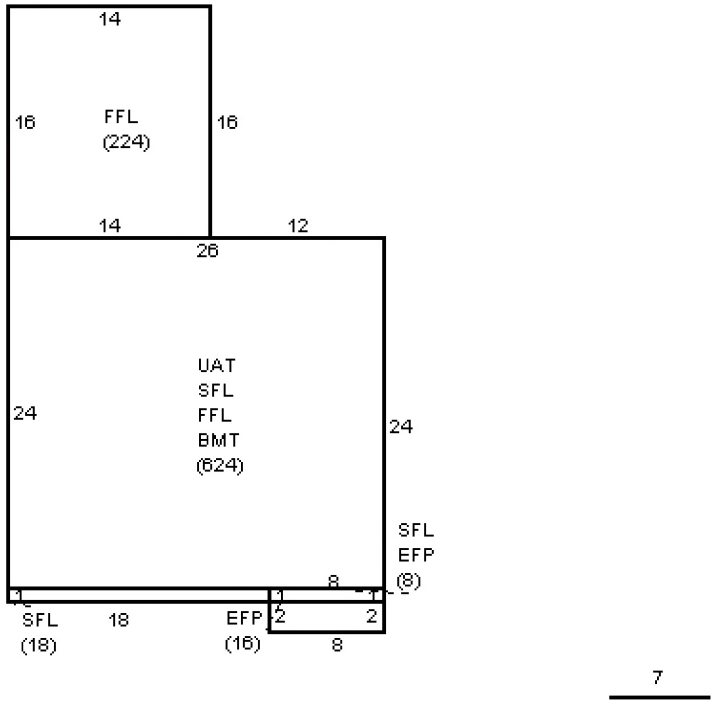
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.57
Special Features:	0	Val/Su Net:	132.41
Final Total:	304800	Val/Su SzAd	203.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	848	187.570	159,058
SFL	Second Floor	650	187.570	121,919
BMT	Basement	624	83.700	52,230
UAT	Upper Attic	156	75.030	11,704
EFP	Enclos Porch	24	72.050	1,729
	Net Sketched Area:	2,302	Total:	346,640
Size Ad	1498	Gross Area	2770	FinArea 1966

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						
19	Patio	D	Y	1	10X10	A	AV	1985	6.00	T	27.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400